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46 Llwyn Y Pia Road, Lisvane, Cardiff, CF14 0SZ

Offers over £700,000.

 **peter  
alan**

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A large detached five bedroom double fronted family house, occupying a fine position with views across tree lined fields and countryside, walking distance to the Village centre of Lisvane and seconds away from wonderful country walks on the doorstep. Built circa 1965 this very spacious modern residence includes many stunning features including a (17 ft x 8'11) bespoke fully fitted kitchen (2007), a separate utility room and a capacious (23'9 x 12'9) white PVC double glazed sun lounge conservatory (2006) equipped with luxury American Oak floor and a clear glass roof.

The property also includes an entrance reception hall with African wood floor and a contemporary clear glass balustrade staircase, a downstairs cloak room with a stylish white bespoke suite, a large lounge (21'2 x 14'11) inset with French doors and a contemporary fireplace, and a family room (16'6 x 12'9) equipped with a cherry wood floor and a gas living flame log effect wood burner. There is also a separate versatile snug-home office approached from the hall, formally the garage. The first floor is approached by a stylish and contemporary staircase with clear glass balustrade leading to a central landing area, and each of the five double sized first floor bedrooms are off the landing, three with relaxing views across the delightful country fields opposite. The master suite is 18'7 in length, equipped with contemporary wardrobes and a quality ensuite bathroom complete with panel bath and separate shower cubicle, and a family bathroom boasts a luxury white bespoke suite with large walk-in shower and separate stylish bath. Other improvements include white PVC double glazed windows and outer doors throughout, gas heating with panel radiators and a modern combi boiler (installed in 2008), an intruder alarm and energy saving solar panels (installed in 2013).

Outside a private in and out driveway provides multiple parking and leads to a (19'3 x 9'9) attached garage with internal door to the utility room.

The rear gardens have been sympathetically landscaped in recent years by the present owners to include a large very private sun patio, an ornamental garden pond, a raised lawn and multiple flower borders and beds providing a beautiful back drop to the house.

### Entrance Reception Hall

16' 6" x 8' 5" (5.03m x 2.57m) Narrowing to 7'0. Approached by an impressive, double-glazed part panelled front entrance door with leaded upper light windows, two PVC side screen windows, re-claimed wood floor originally from a French convent, PVC window to side, coved ceiling with spotlights, contemporary radiator, stylish and contemporary clear glass balustrade staircase.

### Downstairs Cloak Room

Stylish and contemporary white suite with bespoke fittings, porcelain tiled floor, slim line wc, square shaped wash basin with chrome mixer taps and a pop-up waste, part ceramic tiled walls, extractor fan in chrome.

### Snug-Home Office

13' x 8' 5" (3.96m x 2.57m) Wood floor, PVC double glazed window to front gardens and drive, radiator.

### Lounge

21' 2" x 15' (6.45m x 4.57m) Narrowing to 13'0. A large and impressive room, inset with a character fireplace with cast iron surround and a tiled hearth, PVC window to front, PVC double glazed French doors with side screen windows opening into a conservatory, dado rail, double radiator, coved ceiling.







### Sun Lounge Conservatory

23' 9" x 12' 9" (7.24m x 3.89m) A stunning capacious full size sun lounge conservatory, designed and built with a cavity plinth outer wall, surmounted by PVC double glazed windows with lovely views across the pretty secluded landscaped rear and side gardens, superb American Oak floor, high clear glass roof with stylish custom-made blinds, two hospital style radiators, PVC double glazed French doors opening onto a sun patio.

### Kitchen

17' 7" x 9' ( 5.36m x 2.74m ) Well fitted along three sides with an extensive range of bespoke floor and eye level units with high gloss doors and drawers with chrome slim line handles and laminate work surfaces, soft closing doors and drawers, porcelain tiled walls, marble tiled floor, peninsular breakfast bar open plan to the conservatory, Neff five ring gas hob including a wok burner, stainless steel canopy style extractor hood with a glass surround, Blanco stainless steel sink with chrome mixer tap, vegetable cleaner and drainer, stainless steel Neff double oven and grill, Neff integrated dish washer, further range of contemporary eye level cabinets, drawers with individual cutlery compartments, space for the housing of a fridge freezer, fitted electric plinth kick heater.

### Utility Room

9' 8" x 6' 4" (2.95m x 1.93m) Plumbed for washing machine and tumble dryer and has matching modern floor and eye level units.



### Family Room

16' 6" x 12' 9" (5.03m x 3.89m) Narrowing to 12'4. Cherrywood floor, double radiator, two PVC double glazed windows to rear gardens, PVC French door to the conservatory, PVC side screen windows, gas log effect living flame log burner.

### First Floor Landing

Approached by a single flight clear glass balustrade staircase, PVC double glazed window with elevated outlooks across to tree lined fields opposite, access to roof space, built out cupboard housing a wall mounted gas combi Worcester boiler, radiator.

### Bedroom One

18' 7" x 9' 8" (5.66m x 2.95m) Narrowing to 9'6 with two built out contemporary wardrobes. solid Oak floor, PVC double glazed window to front inset with coloured leaded glass upper lights, outlooks across to tree lined fields. Coved ceiling with spotlights, double radiator, two contemporary built out wardrobes, chrome light switches and power points.

### Ensuite Bathroom

8' 6" x 6' 10" (2.59m x 2.08m) Vernon Tutbury suite comprising a shaped wash hand basin with chrome mixer tap and a pop-up waste, ceramic tiled floor, ceramic tiled walls, shaped panel bath with chrome mixer tap and a pop-up waste, slim line wc, separate ceramic tiled shower cubicle with chrome shower unit and clear glass doors and screen, ornate coving, spotlights, PVC double glazed window to rear.



### Bedroom Two

15' 1" x 10' 4" (4.60m x 3.15m) Into a range of fitted wardrobes along one wall. PVC double glazed window to front with elevated views across pretty tree lined fields. Radiator fitted wardrobes along one wall with panel fronts and mirror doors.

### Bedroom Three

14' 7" x 10' 7" (4.45m x 3.23m) Into an entrance recess. Contemporary decor, ceiling with spotlights, PVC double glazed window with rear garden outlooks, radiator.

### Bedroom Four

19' 2" x 9' 3" (5.84m x 2.82m) Narrowing to 5'11 with fitted wardrobes partly along one side. Mirror fronted wardrobes, PVC double glazed window with rear garden views, PVC double glazed window to side, radiator.

### Bedroom Five

12' 4" x 8' 7" (3.76m x 2.62m) PVC double glazed window to front with elevated outlooks that extend across to tree lined fields.

### Bathroom

11' 4" x 5' 4" (3.45m x 1.63m) Stunning contemporary white bespoke suite with porcelain tiled walls and floor, large triple size walk-in shower with chrome shower unit and water fall fitment, slim line wc, large shaped square wash hand basin, wall mounted with chrome mixer taps, panel bath with chrome mixer taps, PVC double glazed window to rear, Althea suite, ceiling with spotlights, stylish chrome towel rail/radiator.



### Entrance Drive

Private block paved in and out driveway with multiple parking space.

### Front Gardens

Screened along both sides and to the front with well-established and mature garden trees.

### Garage

19' 3" x 9' 9" (5.87m x 2.97m) Single garage, electric fob operated up and over entrance door, electric power and light, internal door to utility room.

### Side Gardens

Pretty side gardens with mature trees and borders of flowering plants and shrubs. Pathway to front and rear.

### Rear Gardens

A beautifully maintained and landscaped rear garden, comprising a large and private sun patio with views across a well-stocked flower border and onto an ornamental pond, steps leading to a raised lawn. The rear gardens are enclosed and afforded privacy along three sides by means of close timber boarded panel fencing, surmounted by pretty trestles and lined with mature garden trees and hedgerow. Quite delightful.











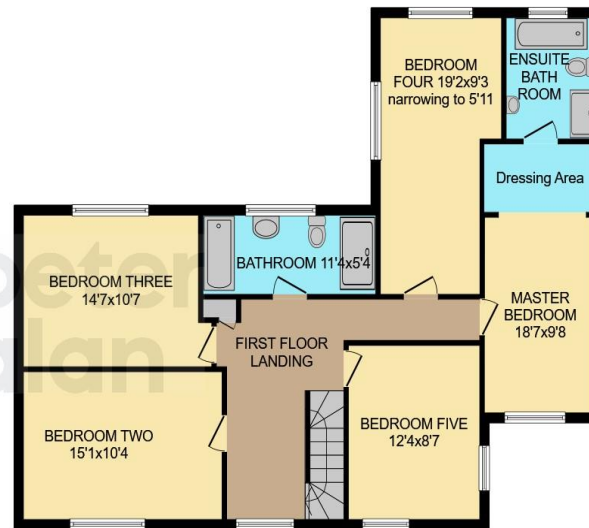


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Ground Floor



First Floor

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